

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
OCTOBER 4, 2006 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Steve Ruble, Jesse Brand, Tom King, Pat Zeigler, Brian Russell, Bryan Haza and Tom Finke (County Liaison).

Members Absent: Joan Tupin-Crites, Dave Bonnell, Jack Heaton, and John Hatter.

Staff Present: Jeff Bergman, Sondra Bohn, Marcus Hurley, Thom Weintraut, Laura Thayer, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the October 4, 2006.

Motion: Mr. Ruble made a motion to approve the minutes. Mr. Brand seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

Mr. Fisher asked if those present who were attending to listen or comment on the Keller Development would raise their hands. Most of those attending the meeting raised their hands. He stated that the order of the agenda would be changed and the RZ-06-07 Keller Development would be heard first.

RZ-06-07: KELLER DEVELOPMENT – a request by Keller Development, Inc. to rezone a property of approximately 20 acres from R-2 (Single Family Residential) to R-5 (Urban Residential). The property is located on the south side of Rocky Ford Road 920 feet west of Marilyn Street and 1480 feet east of Duffer Drive in the City of Columbus.

Jeff Rocker, Attorney and Edward E. Keller Jr. and Dawn Galloway with Keller Development Company represented the petitioner.

Mr. Rocker stated that his clients would like to ask for a continuance of this request to have a meeting with the neighborhood and the individuals that are present today. He stated it appears there are a number of parties that are interested in this case and have opinions to express. Mr. Rocker stated that his clients are interested and willing to meet with the neighbors in a private session.

Motion: Ms. Zeigler made a motion to continue this request to the November 1, 2006 meeting. Mr. Haza seconded the motion and it carried with a vote of 7-0.

Mr. Fisher stated that members in the audience should be receiving some sort of personal contact from Keller Development in regards to this request. It would be up to each person to respond. Mr. Fisher encouraged each person in the audience to contact the Planning Department with any additional questions.

Mr. Fisher asked Keller Development to contact the Planning Department when the meetings are scheduled so staff could answer and advise the interested parties when they call the Department.

Mr. Rocker stated that they would coordinate with staff regarding the list of neighboring property owners that were on the public notice list and then contact them regarding the meeting. Mr. Rocker stated that they would have a sign up sheet in the hall today for people who were not notified of this meeting. Mr. Rocker stated they would send them the information regarding the Keller Development neighborhood meeting.

Mr. Fisher suggested that the group submit a list of questions to the Planning Department so the answers could be prepared before the next Plan Commission meeting. Mr. Bergman stated if they would like to call the office any time before the next meeting, they should feel free to do so.

Mr. Bergman read the five criteria that must be considered by the Plan Commission and the City Council when considering a re-zoning request.

Much discussion was held regarding the meeting that will be in November 2006 and what procedures will be followed at that time.

Mr. Bergman proposed having the meeting at Richards School. He stated that he would contact BCSC to see if this could be arranged.

PP-06-07: RE-PLAT OF THE SYCAMORE BEND MAJOR SUBDIVISION – a request by Heritage Land Company, LLC to subdivide 35.54 acres into 84 lots. The property is located at the southwest corner of the intersection of Taylor Road and County Road 300 North in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. E.R. Gray with E.R. Gray & Associates and F.A. (Buck) Ritz with Heritage Land Company, LLC represented the petitioner.

Mr. Gray stated that the entire Subdivision of Sycamore Bend had an approved preliminary plat. He stated they are requesting some changes to the next two phases and that is why they are appearing before the Plan Commission.

Mr. Ritz stated that the replat is to modify the future phases 2 & 3. He stated in the planning process they have looked at what the market is requesting. Mr. Ritz stated the reason Heritage Land Company is asking for the request is to reduce the number of lots in the remaining phases from 44 to 39. He stated the next two phases would be responsive to what the market is looking for in lot sizes. Mr. Ritz stated that is the reason for the request.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Russell made a motion to approve this request as presented and to approve the modifications for the following items (1) Waive construction of sidewalk on the east side of Marry Road, north of the now proposed Marr Drive. (2) Waive construction of sidewalk on the south side of County Road 300 North. (3) To construct the proposed Taylor Drive with a center line radius of 150 feet). Ms. Zeigler seconded the motion and it carried with a vote of 7-0.

RZ-06-06: JOEL SPOON – a request by Joel Spoon to rezone a 10.08-acre property from AG (Agriculture) to R-3 (Single Family Residential). The property is located on the east side of Terrace Lake Road approximately ½ mile south of Carr Hill Road in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. Spoon represented the petitioner.

Mr. Spoon stated he had met all of the requirements of the five criteria for rezoning. He stated that his development was consistent with the Comprehensive Plan. Mr. Spoon asked for approval of the rezoning request.

Mr. Fisher opened the meeting to the public.

Mr. Don Duckworth expressed concern about a cluster development. Mr. Weintraut stated this development would not be able to exceed five units per acre. Mr. Spoon stated they would be leaving much of the existing foliage and trees, along with building the new houses. He stated they would be building single-family residences.

Ms. Claudia Duckworth asked where Mr. Spoon had built houses in the past. Mr. Spoon stated they had constructed homes in Terrace Woods, Broadmoor North and Tipton Lakes.

Mr. Tom Woods was concerned about Brush Creek stream being blocked and asked what price range of houses would be built. Mr. Spoon stated they would be in range of \$200,000 to \$300,000 and would not block the flow of the stream.

Mr. Carl Good expressed concerns regarding the flooding on his property. Mr. Spoon stated they would not be changing the drainage pattern that would in any way affect his property.

Mr. Fisher closed the public hearing.

Mr. Bergman stated this request is consistent with the Comprehensive Plan and is consistent with responsible growth and development. He stated staff would recommend sending this to the City Council with a favorable recommendation.

Motion: Ms. Zeigler made a motion to send this request to the City Council with a favorable recommendation. Mr. Russell seconded the motion and it carried with a vote of 7-0.

DISCUSSION ITEMS

DIRECTOR'S REPORT

Mr. Bergman stated that there were notes included in the packets from the most recent Ordinance Committee Meeting. He stated there was a project schedule for the Ordinance Revision process. He stated the schedule has the public review draft of the document finished sometime in the month of December 2006. He stated there were plans for public meetings in January 2007.

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:20 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary